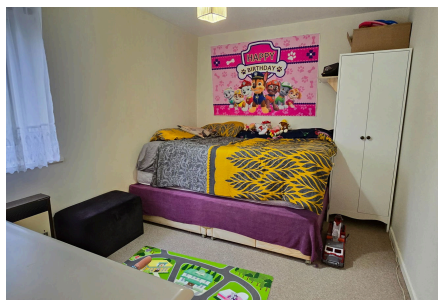


## 17 Beech Court, Victoria Gardens, Newbury, RG14 1EY

Guide Price £159,950

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Ideally located in a quiet cul-de-sac, just a stone's throw from Victoria Park, all the shops, restaurants and mainline railway station is this one double bedroom top floor apartment.

Offering security entry, communal hall, stairs to own entrance, hall, living/dining room, kitchen and bathroom. Benefits include off-road parking, 125 year lease from 2013, double glazing and NO ONWARD CHAIN.

EPC Rating C.

## Key Features

- Top floor apartment
- Living/dining room
- Security entry system
- Lengthy lease, Off road parking
- Service charge: £994.80 PA Ground Rent: £80 PA
- One bedroom
- Separate kitchen
- Minutes from the town centre & Victoria Park
- Quiet cul-de-sac location
- NO ONWARD CHAIN

Approximate Gross Internal Area  
37.99 sq m / 408.92 sq ft

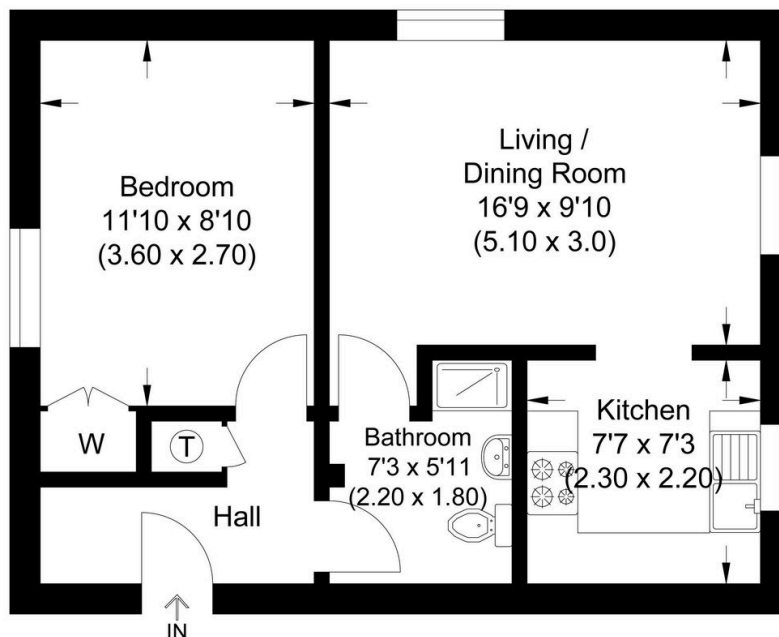


Illustration for identification purposes only, measurements are approximate, not to scale.